



Board of Managers Meeting

April 23, 2025

7:00 PM - ZOOM

In Att: Chris Pienta, Pam Ross, Bernie Lynch, Matt McKee. Chris Leuth was unable to attend.

- Open Session 6:45-7:00PM - discussion of written in topics; open forum
- Approve Minutes - need to draft
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- Finances
 - Budget year to date
 - Solar loan paid off in full 4/30/2025!!!!
 - Delinquency review (closed session)
 - Special Assessment
 - YTD Financials
- Motherbrook Update
 - Changed landscapers to Sunscape
 - Loading dock door is being fixed
- M Unit Construction issue
 - Hopefully construction done in next 2 weeks for May 1 move in but will be communicated when more information is known
 - Resident parking spots closest to the front door will be more clearly marked to avoid confusion
- Other Items
 - Mural on park fence (see who did Roundhouse mural)
 - Maintenance on building (repointing some bricks exterior, painting doors, etc)
 - Controlled access- Butterfly MX starting next week. Our call box, unrelated to this, stopped working.
 - Bike Rack- looking into a new bike rack system. We will do a Spring cleaning of bikes.
 - School vents will be painted this week
 - Elevator doors- still in progress
 - Branded walk-off mats- We will be ordering new ones
 - Getting quotes for cleaning all rugs, furniture and elevator floor
 - No recent dog poop in the park! Lock on order for park door

Next meeting Wednesday May 21st, 7pm.

Task list:

<https://docs.google.com/spreadsheets/d/1aBL9qL0LEP8eSh3BInSePO8-Bo0Qqfv25HLOSjHNtew/edit#gid=0>